

Memorandum



Date: June 07, 2005

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 8(F)(1)(F)

Subject: Conveyance of County-owned property located at 401 N.W. 3rd Street
to Save-A-House, a not-for-profit corporation
Folio No. 01-0109-000-1270

RECOMMENDATION

At the request of the Miami-Dade Housing Agency, it is recommended that the Board declare surplus County-owned property located at 401 NW 3rd Street, Miami, and authorize the conveyance of said property to Save-A-House, Inc., a not-for-profit corporation, pursuant to Section 125.38 of the Florida Statutes.

MANAGING DEPARTMENT: Miami Dade Housing Agency (MDHA)

FOLIO NUMBER: 01-0109-000-1270

LOCATION: 401 NW 3rd Avenue

SIZE: 1,254 adjusted square feet

LOT SIZE: 7,500 square feet

DATE ACQUIRED: August 1, 2002

ZONING: R-4 Multi-family, High Density Residential

DESCRIPTION: The property to be conveyed is improved with a 1925 wood frame structure with an undetermined historic value.
The property is in immediate need of restoration.

ASSESSED VALUE Value for the year 2004 is \$125,500.00

SALES PRICE: \$10.00

BACKGROUND: Resolution No. R-487-02 passed by the Board on May 21, 2002 authorized the acceptance of this historical house from GHG Miami River, LLC and authorized leasing said property to MDHA Development Corporation, a not-for-profit corporation, for use as a wellness community center. MDHA Development Corporation was unable to restore the property as originally anticipated and has recently notified the County of its intent to cancel the lease.

JUSTIFICATION:

Save-A-House has indicated that they have the resources to renovate the house. It is their intent, initially, to utilize the space as a resource center that will be open to the community. The resource center will provide information on how to renovate older homes. It will make available books, pictures, drawings, catalogs, and plans which will help teach owners of old historical homes how to renovate their homes. Miami-Dade County has very unique architectural housing designs. Educating homeowners about these features will help preserve the historical character of the homes being renovated. It is anticipated that this home will require one year of restoration in order to meet building code requirements; then it will be utilized as a resource center for four years before being conveyed to a family as affordable housing.

AUTHORITY:

Florida Statute 125.38 states that if any not-for-profit organization which may be organized for the purposes of promoting community interest and welfare, should desire any real or personal property that may be owned by any county for public or community interest and welfare, then the Board, if satisfied that such property is required for such use and is not needed for county purposes, may thereupon convey or lease the same at private sale to the applicant for such price, whether nominal or otherwise, as such board may fix, regardless of the actual value of such property. Save-A-House was established on May 29, 2002. Their primary goal is to preserve older homes in architecturally historical neighborhoods by relocating them to vacant lots and renovating them for eligible low-income residents of Miami-Dade County. Ms. Carol Cord is the Co-Founder and Executive Director.

COMMENTS:

Pursuant to Administrative Order 8-4 review by the Planning Advisory Board is not required since the deed contains a restriction limiting the use of the property.

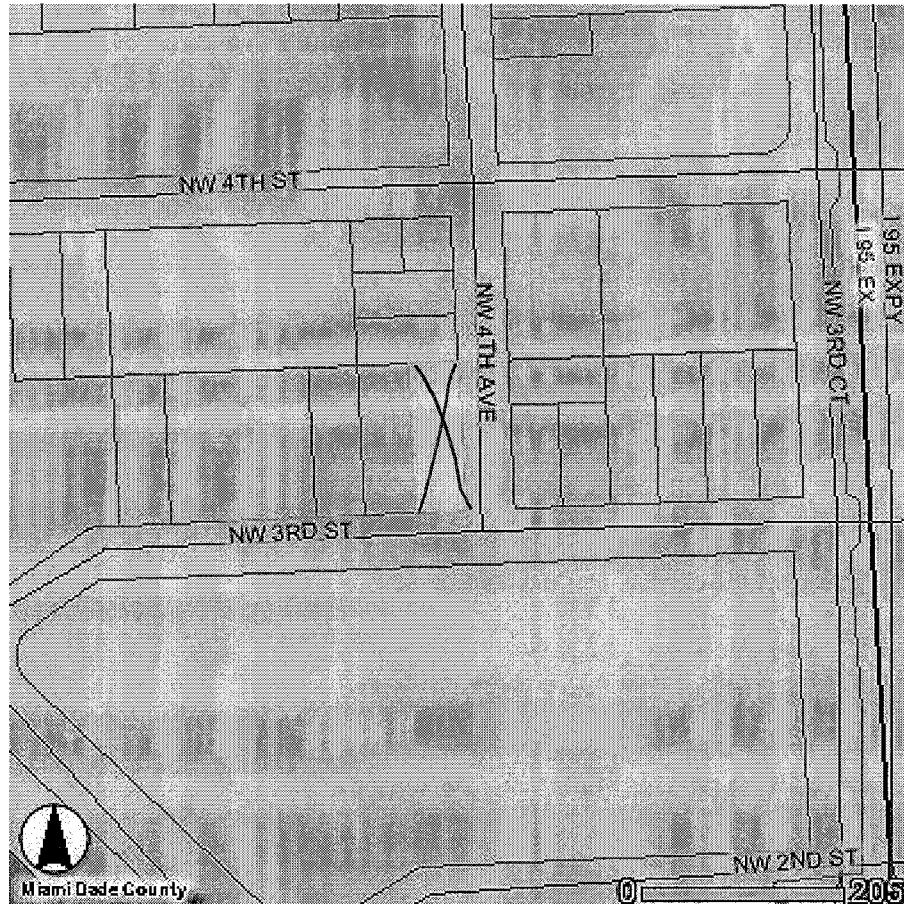

Assistant County Manager

eMaps Online
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

01-0109-000-1270



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MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: June 7, 2005

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(F)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(F)

06-07-05

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTY LOCATED AT 401 N.W. 3rd STREET; AUTHORIZING THE CONVEYANCE OF SAME TO SAVE-A-HOUSE INC., A NOT-FOR-PROFIT CORPORATION TO BE UTILIZED AS A RESOURCE CENTER; OVER THE NEXT FIVE (5) YEARS WILL BE FULLY RESTORED AND BE PROVIDED TO A FAMILY AS AFFORDABLE HOUSING; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, copies of which are incorporated herein and made a part hereof,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board hereby declares surplus County-owned property located at 401 N.W. 3rd Street, Miami, authorizes the conveyance of same to Save-A-House, Inc., a not-for-profit corporation pursuant to section 125.38 Florida Statutes, authorizes the County Manager to take all actions necessary to accomplish the conveyance of said property legally described in the attached County Deed; and authorizes the Mayor to execute said County Deed in substantially the form attached hereto.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

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Joe A. Martinez, Chairman
Dennis C. Moss, Vice-Chairman


Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Dorrin D. Rolle
Katy Sorenson
Sen. Javier D. Souto

Dr. Barbara Carey-Shuler
Carlos A. Gimenez
Barbara J. Jordan
Natacha Seijas
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of June, 2005. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as 
to form and legal sufficiency.

Thomas Goldstein

By: _____
Deputy Clerk

Instrument prepared under the approval of:
Tom Goldstein, Assistant County Attorney
111 N.W. 1 Street, Suite 2800
Miami, Florida 33128-1907

Folio No. 01-0109-000-1270

COUNTY DEED

THIS DEED, made this day of , 2005 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and the Save-A-House Inc, party of the second part, whose address is 8800 North Bayshore Drive, Miami, FL 33138

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollar and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

Lot 25, Block 90 North City of Miami, according to the Plat thereof, recorded in Plat Book B, Page 41, of the Public Records of Miami-Dade County, Florida

Subject to the following restrictions:

- 1.) The house shall be restored within two (2) years of this conveyance, and
- 2.) The house shall solely be used as a community resource center which provides educational information on how to restore historical homes. Said resource center shall be open to the public.
- 3.) The property shall not be sold, transferred or conveyed to a third party without the written consent of the party of the first part.

In the event the party of the second part fails to comply with the aforementioned restrictions, then the property shall automatically revert back to the party of the first part, its successors or assigns.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by the Mayor as authorized by its Board of County Commissioners acting the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

The foregoing was authorized and approved by Resolution No. R- -05 of the Board of County
Commissioners of Miami-Dade County, Florida, on the of 2005.